

# Gas Turbine and Diesel Electric Generator Report - Real Property

This form is issued under authority of P.A. 206 of 1893. Filing is mandatory. Failure to file is punishable by fine and/or imprisonment.

Name of Business	
Address (Post Office, RR#, City, State, ZIP)	
Name to which correspondence should be addressed	Telephone Number
E-mail Address	

## INSTRUCTIONS

In its letter to assessors dated October 30, 2001, the State Tax Commission has determined that Combustion Turbine Electric Generating Plants are real property.

**LAND** - List size as dimensions for lots and acreage for larger parcels. Give year purchased and cost for each acquisition.

**LAND IMPROVEMENTS** - List all major improvements to land such as paving, railroad sidings, fencing, tanks, water systems, docks, retaining walls, sewage treatment facilities, roads and bridges, etc., giving year built or acquired and the original cost.

**BUILDINGS** - List each building separately giving the year built or acquired, type of building (office, warehouse, powerhouse, garage, shed, etc.) and original cost.

**ATTACHED EQUIPMENT** - Include all equipment which has not been reported on the personal property statement. Include such items as built-in air conditioning, pumps, tanks, hoists, elevators, sprinkler systems, power wiring and power equipment, generators, turbines, and cranes, etc. Report equipment of the steam cycle such as water conditioning and pumping, heat-recovery steam generators and steam turbo-generators on Form 4094, *Steam-Electric Report- Real Property*.

Air and water pollution control facilities - attach a list of exemption certificates, dates and amounts.

**Attach extra schedules if necessary.**

Use Form 632 Personal Property Statement to report those items of personal property such as shop and laboratory equipment, office equipment and computers.

Tables 1 and 2 are for the cost approach to value. The assessor should also consider the sales comparison and income approaches and is advised to request information needed for these approaches from the owners of these types of properties. The assessor/appraiser should be aware of the following:

1. State Tax Commission's Assessors Manual, Volume 3, including Chapter 6, and Chapters 8 thru 15.
2. Bulletins of the State Tax Commission, including Bulletin 1 of 1999 regarding Self Constructed Assets
3. The 50% Construction in Progress allowance for Electric Generating Facilities is intended for projects with a long construction period, such as 8-10 years or more.
4. STC form 2698, Idle Equipment, Obsolete Equipment, and Surplus Equipment Report is intended for personal property, not real property.
5. Retirements of equipment that have not been analyzed and recorded in the property ledger.

COST (in whole dollars)

## CONSTRUCTION IN PROGRESS

	Year Purchased	Size	
LAND			
SUBTOTAL			

	Year in Service	Description	
LAND IMPROVEMENTS			
SUBTOTAL			

	Year in Service	Description	
BUILDINGS			
SUBTOTAL			

**Cost of Property for which an Air or Water Pollution Certificate or Industrial Facilities Tax Exemption has been issued (See PA 451 of 1994, Forms 3828, 891 or 1012)**

**REPLACEMENT PARTS**

<b>TABLE 1: Gas Turbine Equipment (non-exempt)</b>			Assessor Calculations
2004		.99	
2003		.96	
2002		.96	
2001		.96	
2000		.94	
1999		.91	
1998		.79	
1997		.78	
1996		.76	
1995		.76	
1994		.72	
1993		.67	
1992		.66	
1991		.64	
1990		.61	
1989		.60	
1988		.63	
1987		.67	
1986		.68	
1985		.65	
1984		.61	
1983		.57	
1982		.53	
1981		.52	
1980		.51	
1979		.49	
1978		.46	
1977		.41	
1976		.37	
1975		.33	
1974		.30	
1973		.21	
1972		.38	
1971		.38	
1970		.40	
1969		.41	
1968		.42	
1967		.44	
Prior		.49	
TOTALS			

<b>TABLE 2: Diesel Electric Generator Equipment (non-exempt)</b>			Assessor Calculations
2004		.92	
2003		.82	
2002		.72	
2001		.64	
2000		.56	
1999		.53	
1998		.50	
1997		.48	
1996		.46	
1995		.44	
1994		.43	
1993		.41	
1992		.41	
1991		.40	
1990		.39	
1989		.38	
1988		.38	
1987		.37	
1986		.36	
1985		.35	
1984		.35	
1983		.34	
1982		.33	
1981		.32	
1980		.32	
1979		.31	
1978		.30	
1977		.29	
1976		.29	
1975		.28	
1974		.27	
1973		.25	
1972		.25	
1971 & prior		.25	
TOTALS			
<b>Grand Total excluding Exempt Equipment</b>			

The above multipliers are to be applied to original acquisition costs to arrive at an indication of true cash value by the cost approach to value. These tables account for physical deterioration and normal obsolescence. They do not account for extraordinary obsolescence. The multipliers are to be applied to both the prime mover and the generator.

Some diesel electric generators have been rendered obsolete by single cycle gas turbine units. The above diesel multipliers recognize this form of obsolescence. Therefore, no further adjustment should be made. The above diesel multipliers are not to be used in those instances where gas turbine units are not feasible because of insufficient supplies of natural gas. In those cases, the assessor/appraiser should apply the single cycle gas turbine multipliers to the original acquisition costs of the diesel electric generator.

Some diesel electric generators have experienced greatly reduced usage and may be used only for emergency situations. This may be the case with respect to older units which were originally used for 24-hour operation and located in rural areas. In such instances, the assessor/appraiser should consider a further valuation allowance not to exceed 50%.

### EXCERPT FROM THE GENERAL PROPERTY TAX ACT

211.18 (3) If a supervisor, an assessing officer, a county tax or equalization department provided for in section 34, or the state tax commission considers it necessary to require from any person a statement of real property assessable to that person, it shall notify the person, and that person shall submit the statement.

CERTIFICATION - I hereby declare that the above is a complete and true statement Signature of Owner (Preparer or Agent)	Date
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